

Income Statement
2023-09-01 - 2024-03-31, By Month,
Accrual basis
Chaparral Point Adult Village - CCN 9810287

Description	09-2023	10-2023	11-2023	12-2023	01-2024	02-2024	03-2024	Total
INCOME								
Condominium Fees - Residential	\$ 21,727.84	\$ 21,727.84	\$ 21,727.84	\$ 21,727.84	\$ 21,727.84	\$ 21,727.84	\$ 21,727.84	\$ 152,094.88
TOTAL INCOME	\$ 21,727.84	\$ 21,727.84	\$ 21,727.84	\$ 21,727.84	\$ 21,727.84	\$ 21,727.84	\$ 21,727.84	\$ 152,094.88
EXPENSES								
GENERAL/ADMINISTRATIVE								
Accounting	\$ -	\$ -	\$ -	\$ 2,037.00	\$ -	\$ -	\$ -	\$ 2,037.00
Insurance	\$ 4,717.83	\$ 4,717.83	\$ 3,758.08	\$ 4,200.21	\$ 4,180.20	\$ 4,200.21	\$ 4,200.21	\$ 29,974.57
Management Fees	\$ 1,412.25	\$ 1,412.25	\$ 1,412.25	\$ 1,412.25	\$ 1,412.25	\$ 1,412.25	\$ 1,412.25	\$ 9,885.75
Office Expense	\$ 369.49	\$ 78.72	\$ 92.76	\$ -	\$ 73.27	\$ 277.46	\$ 24.92	\$ 916.62
TOTAL GENERAL/ADMINISTRATIVE	\$ 6,499.57	\$ 6,208.80	\$ 5,263.09	\$ 7,649.46	\$ 5,665.72	\$ 5,889.92	\$ 5,637.38	\$ 42,813.94
UTILITIES								
Garbage Removal	\$ 247.40	\$ 255.39	\$ 231.45	\$ 231.45	\$ 263.38	\$ 231.45	\$ 231.45	\$ 1,691.97
Organics Composting	\$ 224.70	\$ 224.70	\$ 308.70	\$ 245.70	\$ 224.70	\$ 224.70	\$ 224.70	\$ 1,677.90
Power	\$ 84.35	\$ 105.80	\$ 89.44	\$ 95.76	\$ 117.82	\$ 98.28	\$ 100.82	\$ 692.27
Recycling	\$ 420.00	\$ 420.00	\$ 420.00	\$ 420.00	\$ 420.00	\$ 420.00	\$ 420.00	\$ 2,940.00
Water & Sewer	\$ 1,192.45	\$ 24.99	\$ 23.32	\$ 26.66	\$ 24.86	\$ 21.61	\$ 23.10	\$ 1,336.99
TOTAL UTILITIES	\$ 2,168.90	\$ 1,030.88	\$ 1,072.91	\$ 1,019.57	\$ 1,050.76	\$ 996.04	\$ 1,000.07	\$ 8,339.13
GROUNDS MAINTENANCE								
Landscaping Contract	\$ 5,580.12	\$ 3,339.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,919.12
Pest Control	\$ 207.90	\$ 68.25	\$ 68.25	\$ -	\$ -	\$ -	\$ -	\$ 344.40
Snow Removal - 6100	\$ -	\$ 378.00	\$ 3,339.00	\$ 3,339.00	\$ 3,339.00	\$ 3,339.00	\$ 3,439.17	\$ 17,173.17
Tree Services	\$ -	\$ 614.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 614.25
TOTAL GROUNDS MAINTENANCE	\$ 5,788.02	\$ 4,399.50	\$ 3,407.25	\$ 3,339.00	\$ 3,339.00	\$ 3,339.00	\$ 3,439.17	\$ 27,050.94
REPAIRS AND MAINTENANCE								
Repairs & Maintenance	\$ 371.70	\$ 4,625.25	\$ 6,709.50	\$ 1,391.13	-\$ 6,709.50	\$ 1,041.90	\$ 4,650.98	\$ 12,080.96
TOTAL REPAIRS AND MAINTENANCE	\$ 371.70	\$ 4,625.25	\$ 6,709.50	\$ 1,391.13	-\$ 6,709.50	\$ 1,041.90	\$ 4,650.98	\$ 12,080.96
RESERVE FUND								
Reserve Contributions	\$ 7,701.42	\$ 7,701.42	\$ 7,701.42	\$ 7,701.42	\$ 7,701.42	\$ 7,701.42	\$ 7,701.42	\$ 53,909.94
TOTAL RESERVE FUND	\$ 7,701.42	\$ 7,701.42	\$ 7,701.42	\$ 7,701.42	\$ 7,701.42	\$ 7,701.42	\$ 7,701.42	\$ 53,909.94
TOTAL EXPENSES	\$ 22,529.61	\$ 23,965.85	\$ 24,154.17	\$ 21,100.58	\$ 11,047.40	\$ 18,968.28	\$ 22,429.02	\$ 144,194.91
CURRENT SURPLUS (DEFICIT)	-\$ 801.77	-\$ 2,238.01	-\$ 2,426.33	\$ 627.26	\$ 10,680.44	\$ 2,759.56	-\$ 701.18	\$ 7,899.97

